

Report to Planning Committee

Application Number: 2019/0128

Location: 4 Newcombe Drive, Arnold, NG5 6RX

Proposal: Erect new 3 bedroom dwelling.

Case Officer: Cristina Dinescu

Planning permission was refused by the Borough Council on the 30th April 2019 on the following grounds:

1. By virtue of the size and constrained nature of the application site, the construction of a dwelling on the site would result in an incongruous form of development which would fail to respect the prevailing pattern of development, resulting in harm to the character and appearance of the streetscene and the wider area; contrary to Section 12 of the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy and Policies LPD 34 & LPD 40 of the Local Planning Document.

An appeal against this decision was subsequently lodged with the Planning Inspectorate (PI Ref: APP/N3020/W/19/3230296)

This appeal has been **dismissed**. The Inspector concluded that the new dwelling would be different in design to the adjacent semi-detached properties, with a narrower frontage, higher ridge and larger roof plane with front and rear dormers. The size and position of the windows would add to a more vertical design emphasis, contrasting with the adjacent properties and resulting in the new dwelling appearing awkward and out of character. The proposed development would harm the character and appearance of the area; as such it would conflict with Policy 10 of the Aligned Core Strategy 2014, criteria b) of policy LPD 34 and policy LPD 40 of the Gedling Part 2 Local Plan 2018 and Chapter 12 of the National Planning Policy Framework.

Recommendation: To note the information.